096.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,296,900 / 1,296,900
					USE VALUE:	1,296,900 / 1,296,900
					ASSESSED:	1,296,900 / 1,296,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AYVAZIAN BERGE/TRS/AYVAZIAN TR
Owner 2:	
Owner 3:	
Street 1:	70 COLUMBIA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AYVAZIAN BERGE A & ARPINE D -
Owner 2:	-
Street 1:	70 COLUMBIA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 19,880 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1928, having primarily Brick Veneer Exterior and 3577 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	19880.000	572,500	12,900	711,500	1,296,900
Total Card	0.456	572,500	12,900	711,500	1,296,900
Total Parcel	0.456	572,500	12,900	711,500	1,296,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.59 | /Parcel: 362.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62924
GIS Ref
GIS Ref
Insp Date 09/13/18

PREVIOUS ASSESSMENT

Parcel ID 096.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	572,500	12900	19,880.	711,500	1,296,900	1,296,900	Year End Roll	12/18/2019
2019	101	FV	485,900	13400	19,880.	711,500	1,210,800	1,210,800	Year End Roll	1/3/2019
2018	101	FV	504,600	1700	19,880.	609,800	1,116,100	1,116,100	Year End Roll	12/20/2017
2017	101	FV	504,600	1700	19,880.	569,200	1,075,500	1,075,500	Year End Roll	1/3/2017
2016	101	FV	504,600	1700	19,880.	487,900	994,200	994,200	Year End	1/4/2016
2015	101	FV	445,600	1700	19,880.	437,100	884,400	884,400	Year End Roll	12/11/2014
2014	101	FV	445,600	1700	19,880.	404,500	851,800	851,800	Year End Roll	12/16/2013
2013	101	FV	445,600	1700	19,880.	385,700	833,000	833,000		12/13/2012

!7867!

PRINT

Date	Time
12/10/20	22:28:15

LAST REV

Date	Time
09/28/18	10:42:48

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7867

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AYVAZIAN BERGE	31058-597		1/8/2000	Family	99	No	No	4	
CRAVOTTA THOMAS	25934-421		12/29/1995		398,000	No	No		Y

USER DEFINED

Prior Id # 1:	62924
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/1992	202		1,200					8X12 CLAPBOARD SHE

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Meas/Inspect	BS	Barbara S
2/13/2009	Meas/Inspect	163	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT
8/20/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19880		Sq. Ft.	Site		0	70.	0.51	4									711,483						711,500	

Total AC/HA: 0.45638 | Total SF/SM: 19880 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 711,483 | Spl Credit | Total: 711,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	3 - Asbestos		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00282252
Const Adj.:	1.01959801
Adj $ / SQ:	127.809
Other Features:	112127
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	777908
Depreciation:	205368
Depreciated Total:	572541

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

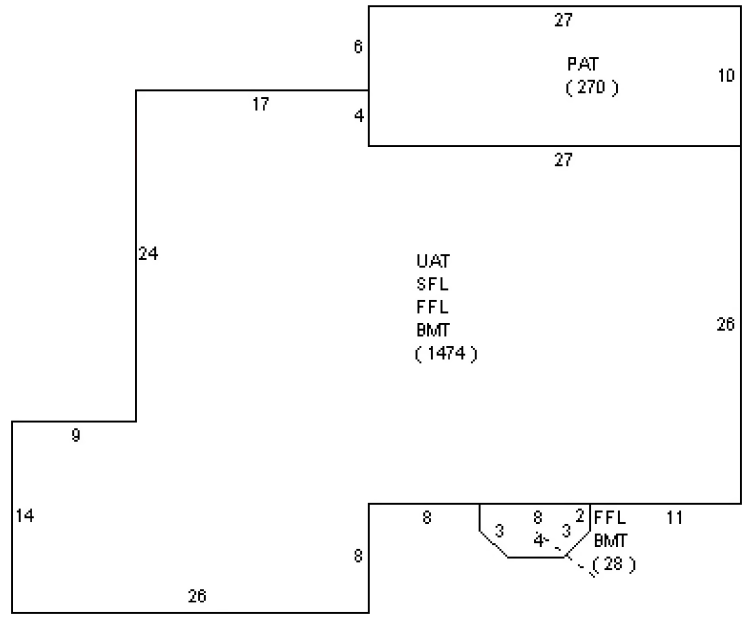
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.99
Special Features:	0	Val/Su Net:	111.88
Final Total:	572500	Val/Su SzAd	192.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,502	48.310	72,565
FFL	First Floor	1,502	127.810	191,970
SFL	Second Floor	1,474	127.810	188,391
UAT	Upper Attic	369	51.120	18,839
PAT	Patio	270	3.710	1,002

Net Sketched Area:	5,117			Total:	472,767
Size Ad	2976	Gross Are	6222	FinArea	3577

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1997	0.00	T	17.6	101						
10	Pool-Conc.	D	Y	1	20X40	A	AV	1995	19.03	T	19.2	101			12,300			12,300
19	Patio	D	Y	1	10X14	A	AV	1995	4.93	T	19.2	101			600			600

More:	N	Total Yard Items:	12,900	Total Special Featues:		Total:	12,900